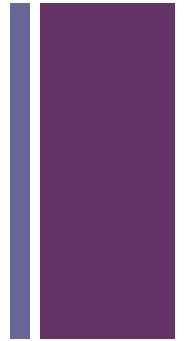


+ Stakeholder Presentations: The Affordable Housing Spectrum

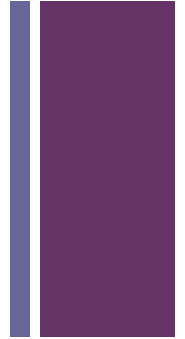


- Francie Ferguson, HousingWorks Austin
- Spencer Duran, Community Housing Development Org.
- Ann Howard, Ending Community Homelessness Coalition
- Charles Cloutman, Austin Housing Repair Coalition
- Kelly Weiss, Austin Habitat for Humanity

+ Preliminary Economic Impact Analysis: 2006 Austin Housing Bonds

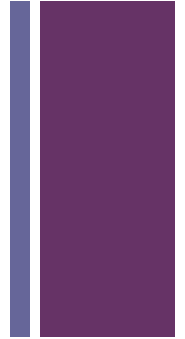
- **Study of Economic Impacts of 2006 Housing Bonds conducted by Civic Economics**
- **Preliminary economic assessment shows over \$318 million in direct, indirect, and induced impacts of construction**
- **Study shows nearly 2500 construction jobs created by Bonds**
- **Study shows bonds leveraged over \$177 million**
- **Construction Impact Summary includes direct, indirect and induced effects of funding**
- **Full study release April 2012**

+ Public Attitudes: Strong Support for Housing Bonds



- 2006 Housing Bonds Passed with 62% of the Vote
- 2008 Survey: 72.5% say local government should take action to ensure housing affordable to a wide range of incomes
- 2012 Survey: Voters support \$110 million for affordable housing bonds by almost a two to one margin.

+ Public Attitudes: Strong Support for Housing Bonds



Austin Voters Strongly Support Housing Programs:

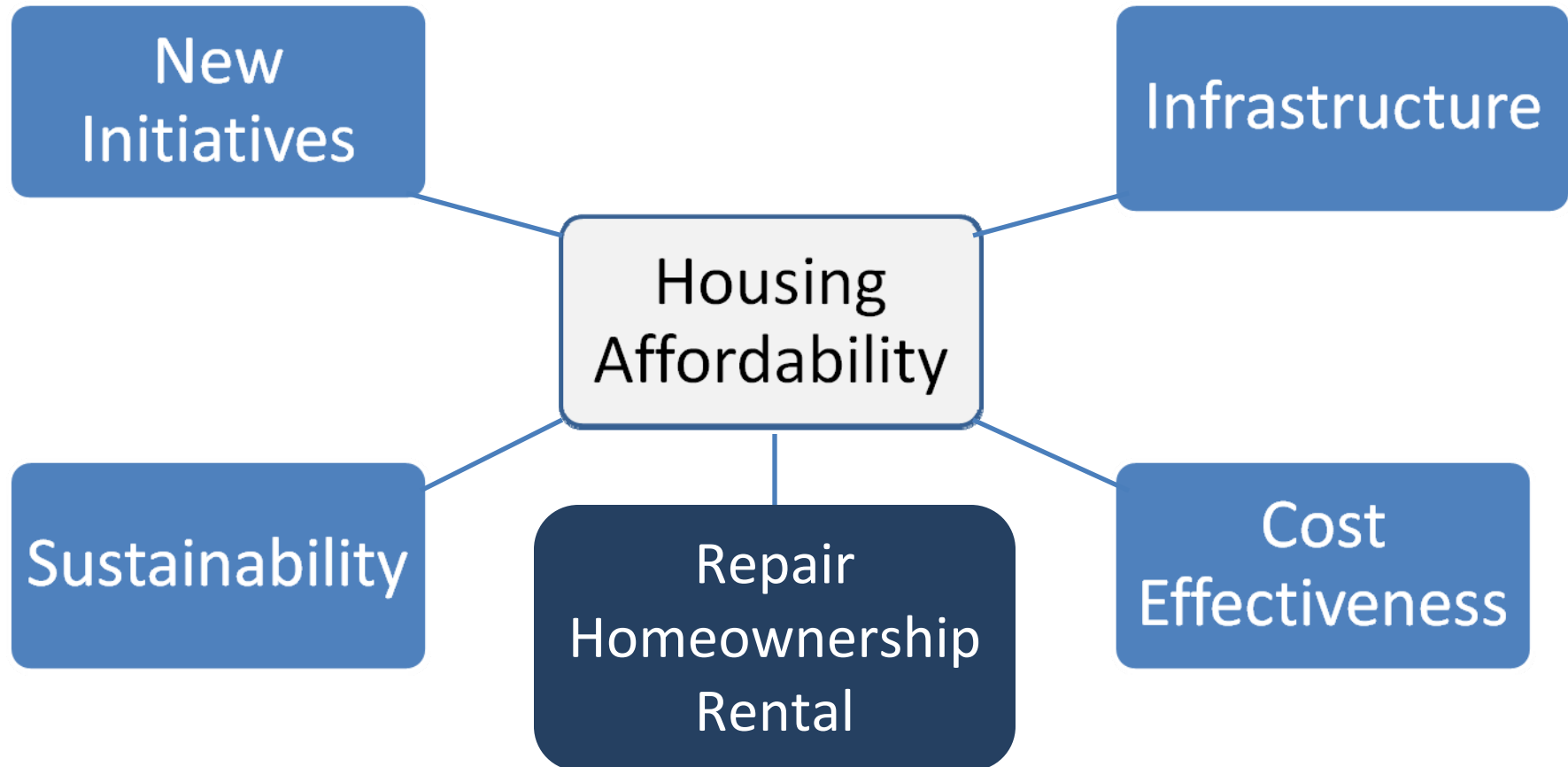
- Providing low-income families and seniors with badly-needed home repairs:
 - 83.2% Very Important or Somewhat Important
- Providing rental housing with support services for homeless individuals and families:
 - 80.6% Very Important or Somewhat Important
- Building more permanently affordable rental housing for low income families:
 - 77.6% Very Important or Somewhat Important



CHDO- Community Housing Development Organization.

The Austin CHDO Roundtable is a membership organization composed of local nonprofit housing developers and their stakeholders. Nonprofit housing developers use bond funds to create the bulk of truly affordable housing in Austin. This includes rental, home repair, and homeownership.

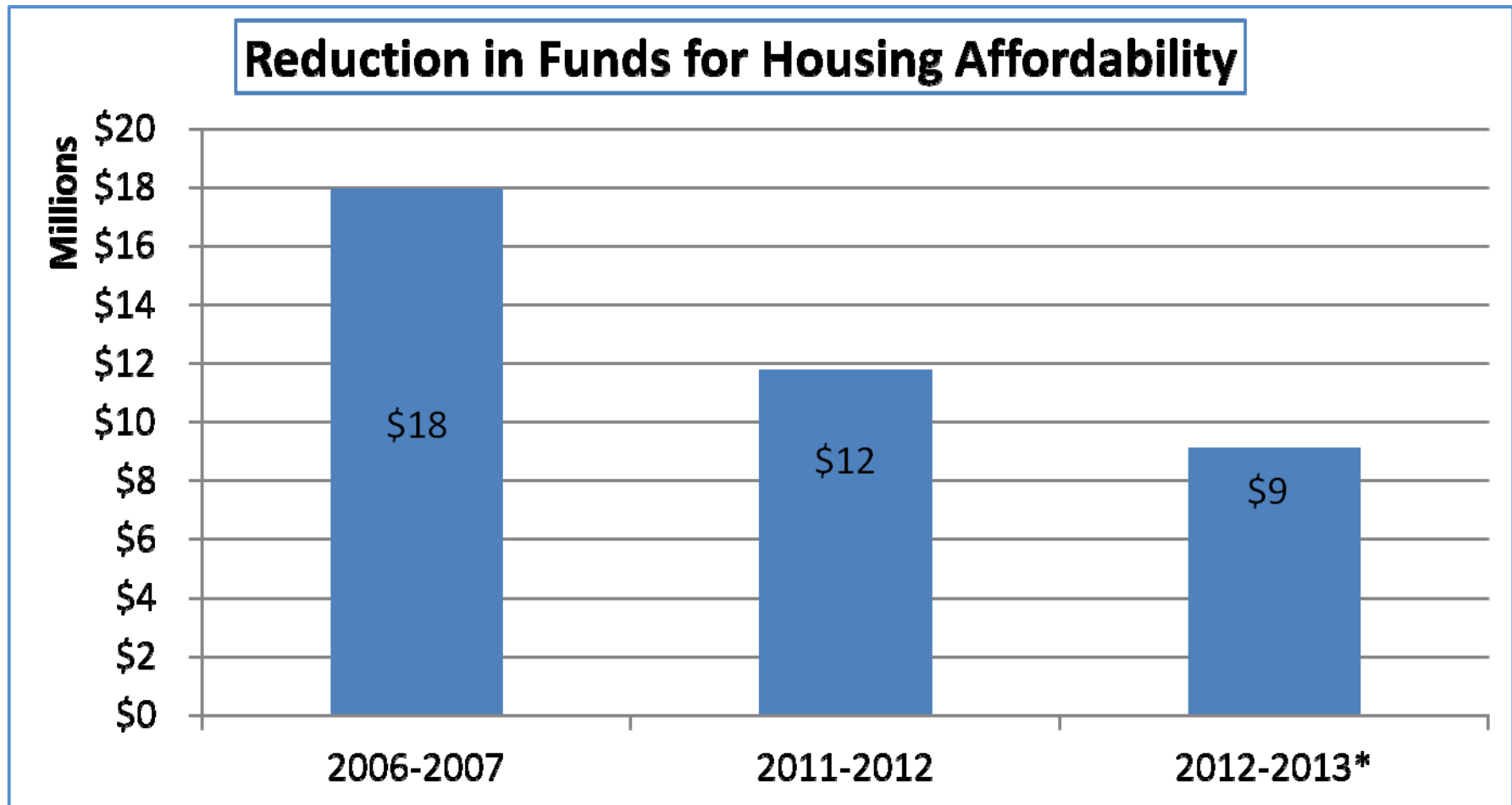
Guiding Principals



- Guiding Principals Score: 21/50
- Housing Affordability #1 for NHCD in Needs Assessment
- \$0 Annualized Operation and Maintenance Impact

Leverage

- For the 2006 bond election, developers brought in \$3.22 in outside investment for every \$1 in G.O. Bond spending.
- If \$110M is authorized for 2012, developers could bring an additional \$354M in outside investment into Austin.
- Over 2,242 new homes were created from 2006-2012 using G.O. Bond housing funds.



Assuming 2012-13 anticipated funding, annual reduction is \$8,803,562
Over next 7 years, this would amount to \$61,624,934 in reduced funds

*Projected based on known levels

Total Includes: CDBG, HOME, Housing Trust Fund, Capital Budget – NHCD, Capital Budget – S.M.A.R.T.
Housing – WPDR and Buck Group.

Demand Snapshot

AHA!	ATCIC	Easter Seals	Foundation Communities	GNDC	HACA HCV	HACA PH	HATC
75	80	136	255	575	4,083	10,020	1,600
Total households on waiting lists or documented demonstrated interest among surveyed providers:							16,791
Based on responses to Austin CHDO Roundtable membership poll conducted on 3/24/12 and data from local Public Housing Authorities. Many organizations have closed their waiting lists, some since 2005.							

Meeting Current Demand

Current Affordable Housing Demand		
Type of Housing	No. Units Currently Needed	Cost to Construct
Rental for households earning less than \$20,000/yr	39,000 Includes PSH, Elderly, People with Disabilities	\$1,950,000,000
Rental for households between 30% and 80% MFI who are currently cost-burdened.	57,242	\$2,862,000,000
Homeownership	13,600	\$680,000,000
Home Repair	13,000	\$130,000,000
Total Need	122,842	\$5,622,000,000



Permanent Supportive Housing (PSH)



Permanent Supportive Housing (PSH) is an effective strategy for people with:

- psychiatric disabilities,
- histories of addiction,
- chronic homelessness,
- Criminal histories
- Families

PSH also can bring housing stability to

- frail seniors,
- young people aging out of foster care,
- individuals leaving correctional facilities, and
- people living with HIV/AIDS to live independently with dignity in the community.

Tenants in **PSH** often face two or more of these categories of challenges. PSH research indicates that:

- More than 80% of PSH residents stay housed for at least one year
- Incarceration rates are reduced by 50%
- Emergency room visits decrease by 50%
- Emergency detoxification services decrease by 85%, and
- Earned income increases by 50%.



Need

- City Council has recognized a need for 1,889 PSH units
- City Council committed to a short-term goal to create 350 new units by 2014. About 180 units remain to be funded.
- Over the life of the bond, another 525 units should be created --at 350 every 4 yrs.

Cost

- \$7.5 will help complete the commitment to 350 units
- \$20M will allow 220 additional units to be built
- \$26M will allow us to create 350 units/4 years throughout the Bond cycle

Cost effectiveness - nationally

- Chicago saved \$900,000 annually above the cost of PSH for 200 PSH clients
- NYC saved \$16,282 annually per unit by reducing use of other public services
- Seattle saved \$30,000 annually per person housed in health care and social services

ECHO determined that PSH for 100 vulnerable homeless individuals instead of expensive ER, EMS, jail and frequent hospitalization, could save \$4.3 M annually



Austin-Travis County EMS Homeless Contacts

(Top 20 users)

January 1, 2010 through December 31, 2010

Patient Number	Contact Count	Total Accrued Charges
#1	81	\$75,407.41
#2	75	\$66,499.05
#3	68	\$61,260.60
#4	63	\$55,031.91
#5	62	\$59,774.57
#6	56	\$52,751.89
#7	52	\$44,171.09
#8	47	\$42,035.32
#9	39	\$36,642.57
#10	36	\$32,951.78
#11	34	\$30,616.10
#12	34	\$31,064.09
#13	31	\$26,460.74
#14	31	\$27,897.28
#15	30	\$27,316.67
#16	28	\$27,192.43
#17	23	\$19,744.48
#18	23	\$19,402.86
#19	22	\$20,007.71
#20	22	\$21,879.63
Total	857	\$778,108.18



The Austin/Travis County Downtown Community Court determined that:

- 68 of the 100 ECHO identified, vulnerable population have a history of cases at DACC and
- Of those 68, 10 are DACC frequent offenders (with more than 25 cases), reflecting at least 308 court cases



The Austin/Travis County Integrated Care Collaboration (ICC) states:

In 2011, 73 homeless individuals had

- 438 ER visits and
- 251 days in the hospital

251 days x \$5,678 = \$1,425,178 hospital charges

438 ER visits x \$3,500 = \$1,533,000 ER charges

Let's consider 73 homeless X 5 = 365 homeless individuals racking up 5x the above charges:

\$7,125,890 hospital charges and \$7,665,000 in ER - each about equal to what we need to finish the 350 units.





Austin Housing Repair Coalition

Who We Are



Groups that Provide No-Cost Home Repairs

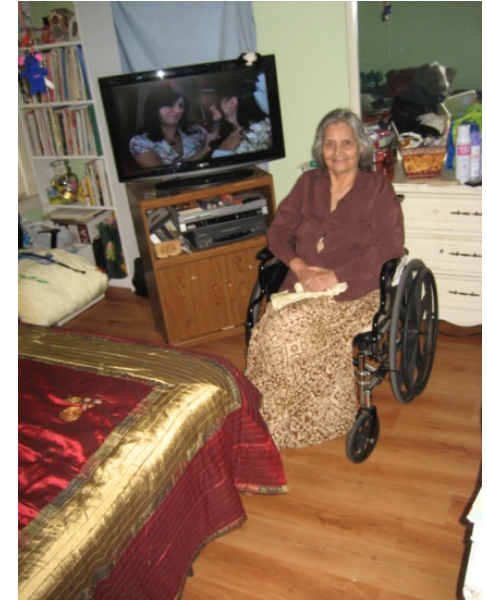
Meals on Wheels and More
Austin Habitat for Humanity
iACT Hands on Housing
American Youthworks
Urban League

Who We Serve



Less than 80% MFI
~ 52% less than 30% MFI

73% are over age 62
79% are female



GO Bond Funds

In 2009 City Council set aside \$4.5M for FY 2010, 2011, and 2012. Approximately \$1M per FY



Accomplishments to Date

of homes repaired

234

Average cost to repair

\$9,381.46



Types of Repairs

- Electrical
- Plumbing
- Mechanical
- Exterior
- Windows & Doors
- Drywall
- Painting
- Flooring



Types of Repairs

- Roof
- Accessibility

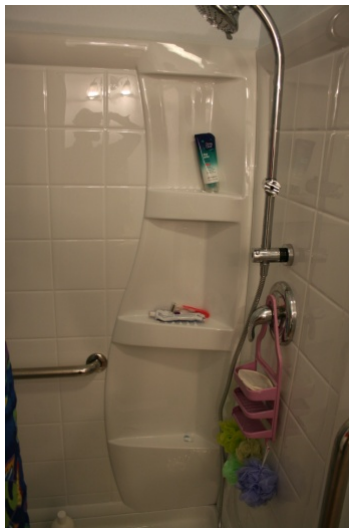


Average cost/person for nursing home ~\$30,000



$$234 \text{ homes} \times \$9,381.46 = \$2,195,261.64$$

This to This





The Need for Homeownership:

Housing Affordability for the Working Class

HOUSING AFFORDABILITY: THE NEED for HOME OWNERSHIP

Home Ownership SHORTAGE

NEED 39,500 HOME OWNERSHIP UNITS

- 4,000 units per year until 2020 to keep up with need for community benefits of home ownership.
- Non-Profits help fill a tremendous gap in helping low- to moderate- income, working families own and retain a home. (*Low foreclosure rate <3% over 20+ years)
- Need for units priced to account for increasing rental rates (“cheaper to buy than to rent”)
- Need to attract “middle-” and “working class” back to the City of Austin
- Need for homes priced at \$113,000 and \$240,000 to enable the rental population earning between \$35,000 and \$75,000 annually to become homeowners

Affordable Rental for Low Income Households

37,600 RENTAL UNITS

*1 in 6 renters earning less than \$20,000 can find affordable housing
25% of these renters are students*

Source: BBC Research & Consulting

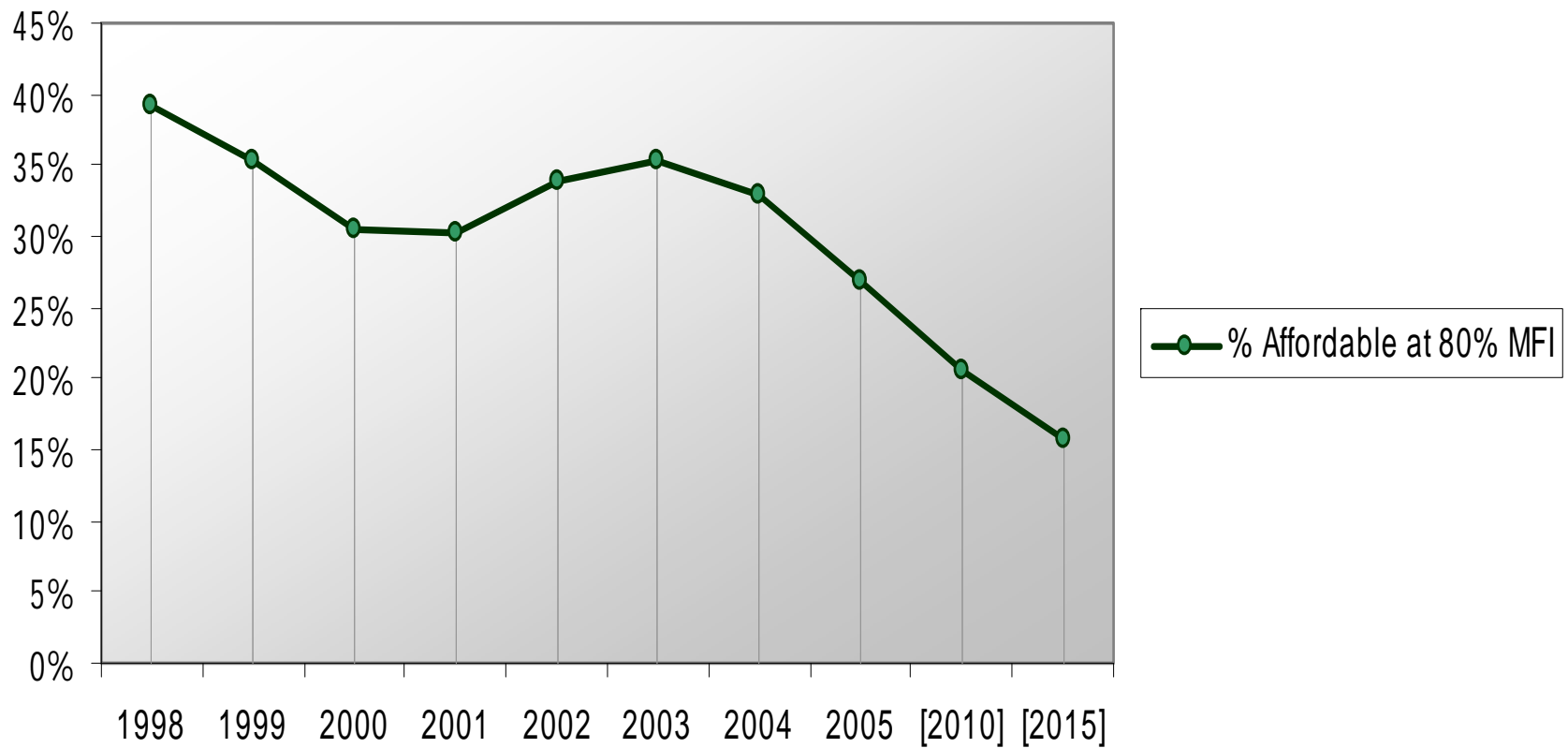


Benefits of Home Ownership

- **Neighborhood Stability**
- **Retaining Work Force Housing**
Have jobs but cannot afford housing costs
- **Sustained Demand & Economic Development**
Waiting Lists of Qualified Buyers
(Local) Goods/Services
Supports Job Creation/Retention
- **Responsible Ownership**
Low Foreclosure Rates (<3%)
Long-Term Housing Affordability
Community Investment
- **Transit Oriented.** Housing & Employment
- **Mixed-Income** Neighborhoods
- **Better Schools**
Home Ownership for Families.
- **Leveraged Investment**



Percent of House Sales Affordable to 80% MFI, Austin Urban Core: 1998-2015



Source: City of Austin

Housing Market Study – ***WARNING IF WE DO NOTHING***

- **LOSS OF MIDDLE CLASS:** Working class will continue to buy outside of Austin and commute longer distances to work due to housing affordability (“drive ‘til you qualify”)
- **IMPACT ON VERY LOW INCOME:** 38,000 renters will continue to be cost-burdened
 - **Moderate income renters not able to afford homeownership**
 - Increase risk of homelessness for lowest income renters
 - Property taxes impact rent increases and possible deferred maintenance by landlords reducing quality of rental housing stock

Cost of Housing

LOSS OF AFFORDABLE HOMEOWNERSHIP IN THE CITY OF AUSTIN

Median Household income = \$48,966

Median Family Income = \$69,100

Largest occupational category retail workers = \$22,000

Median home price = \$240,000

*Potential homebuyers must earn \$50,000 before 33% of attached units
and just 16% of detached units become affordable*

Average Rent = \$843

Only 49% of renters can afford average priced rental unit

HOME OWNERSHIP!



Why Wait? Buy Now!



 **PeopleTrust**

Summary of homeowner income statistics for approved applicants
(for applicants approved between 2009 and 2011)

Total homeowners approved: 63
Median household size: 4.0

	#	%
Median Family income:		
less than or equal to 30%	7	11.1
between 31% and 40%	31	49.2
between 41 and 50%	25	39.7

Median household data

MFI of homeowners	35.8%
Debt percent of income	26.0%



Overview of household statistics for homes closed

(for homes closed between 2009 and 2011)

Number of homes closed: 73

	#	%
Race / Ethnicity of head of household:		
Hispanic	53	72.6
White	2	2.7
Black	14	19.2
Other	4	5.5
Primarily Spanish-Speaking	25	34.2
Gender of primary applicant:		
Male	24	32.9
Female	49	67.1
Age of primary applicant at closing:		
29 and under	15	20.5
30-39	30	41.1
40-49	20	27.4
50 and over	8	11.0



Overview of home repair household statistics

(homes repaired in 2010 and 2011)

Number of households:	37
Total cost of repairs:	\$287,701
Median cost of repairs:	\$8,471

Household statistics

Single	23	62.2%
Married	3	8.1%
Widowed	11	29.7%
Female	34	91.9%
Over 62 years	23	62.2%
Disabled	20	54.1%



Overview of home repair household statistics

(homes repaired in 2010 and 2011)

Median Family Income:

less than or equal to 30%	14	37.8%
between 31% and 50%	17	45.9%
between 51 and 60%	4	10.8%
between 61 and 80%	2	5.4%

Race / Ethnicity of head of household:

White	10	27.0%
Black	22	59.5%
Other	0	0.0%
Hispanic	9	24.3%



